

# CITY OF CENTRAL POINT

*Oregon*

## City Council Meeting Minutes Thursday, January 24, 2019

### I. REGULAR MEETING CALLED TO ORDER

The meeting was called to order at 7 00 PM by Mayor Hank Williams

### II. PLEDGE OF ALLEGIANCE

### III. ROLL CALL

Attendee Name	Title	Status	Arrived
Hank Williams	Mayor	Present	
Neil Olsen	Ward I	Late	7 05 AM
Kelley Johnson	Ward II	Present	
Brandon Thueson	Ward III	Excused	
Taneeea Browning	Ward IV	Excused	
Rob Hernandez	At Large	Present	
Michael Parsons	At Large	Present	

Staff present City Manager Chris Clayton, Police Chief Kris Allison, Captain Dave Croft, City Attorney Sydnee Dreyer Parks and Public Works Director Matt Samitore, Community Development Director Tom Humphrey and City Recorder Deanna Casey

### IV. SPECIAL PRESENTATIONS

#### 1 Police Department Special Recognition

Lieutenant Scott Logue provided back ground for an incident regarding a 911 call about a dog attack After the quick reaction of an 11 year old who called 911 about a dog attacking her Aunt Officer Brian Munoz entered the residence where a pit bull was attached to a ladies left arm and would not release Officer Munoz discharged his fire arm euthanizing the animal to get the lady free The victim is alive today because of the quick response and action taken by Officer Munoz

Police Chief Kris Allison presented a Letter of Recognition for Saving the Life of a Central Point Citizen

Nicole Wise was presented with a plaque and letter of Recognition for Brave Actions taken under extreme circumstances that saved a life

Diana Sanders was presented with a Letter of Courage and Strength

Dave croft stated that our officers are professional under pressure and he is very proud of the job they did in saving a life He presented a letters of commendation to Lt Logue and Officer Joe Vargas in recognition of performance under extreme stress and saving a life

**V. PUBLIC COMMENTS**

**VI. CONSENT AGENDA**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael Parsons, At Large
<b>SECONDER:</b>	Kelley Johnson, Ward II
<b>AYES:</b>	Williams, Olsen, Johnson, Hernandez, Parsons
<b>EXCUSED:</b>	Brandon Thueson, Tanea Browning

**A Approval of January 10, 2019 City Council Minutes**

**B Approval of Arbor Week Proclamation**

**VII. ITEMS REMOVED FROM CONSENT AGENDA**

**VIII. PUBLIC HEARING**

**IX. ORDINANCES, AND RESOLUTIONS**

**A Resolution No. \_\_\_\_\_, Approving Purchase & Sale Agreement - Snowy Butte Station Property**

Parks and Public Works Director Matt Samitore explained that the City has been looking at various properties in Central Point that would be compatible for a Public Works Corporation Yard. Staff met with Daniel Bunn of Investors II, LLC about the potential purchase of five acres located on South Haskell. The property is zoned M-1 (light industrial) and has a TOD Corridor zoning of TOD-GC (general commercial). The M-1 zoning would be a perfect match for the construction of a corporation yard, and the remaining four lots could be planned for commercial/industrial or mixed use providing a buffer for the residences located to the west.

On January 10, 2019 council directed staff to negotiate the terms of purchase. Staff recommends a formal offer be made subject to budget approval in the 2019-2021 budget cycle. City staff is seeking approval of an offer to purchase the property and recommends adoption of the proposed resolution and purchase and sale agreement.

There was discussion that the property would need site plan approval and a master plan amendment before construction could begin. There are other zone amendment requests in Snowy Butte Station that would be done at the same time. The site plan would include options for building commercial or mixed uses which would be marketed back to the public for sale.

Council is in favor of the corporation yard being within the city limits and recouping some of the cost by resale of the extra land at a later day. There was discussion about the environmental assessment. A Phase 1 assessment was done several years ago and there were only concerns if the property were zoned for residential use.

City Manager Chris Clayton explained that the property is not currently in the Urban Renewal Zone but we could make an amendment to the boundary if necessary, this does not preclude the UR District from helping with the purchase or construction. The seller of the property is aware of the restrictions and is agreeable to the long escrow and conditions of purchase. A current version of the agreement was handed out to the Council members prior to the meeting.

**Rob Hernandez moved to approve Resolution No. 1564, A Resolution Approving an offer to purchase real property located at South Haskell, Central Point, Jackson County Assessor's Map No. 372W10AD Tax Lots 700 and 798, and recommending Adoption of a Purchase and Sale Agreement for such real property.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rob Hernandez, At Large
<b>SECONDER:</b>	Kelley Johnson, Ward II
<b>AYES:</b>	Williams, Olsen, Johnson, Hernandez, Parsons
<b>EXCUSED:</b>	Brandon Thueson, Tanea Browning

**B Ordinance No. \_\_\_\_\_, An Ordinance Amending in Part and Repealing in Part Weed Abatement Code**

City Attorney Sydee Dreyer explained that there were a few changes made to the proposed ordinance after the agenda was prepared. Those changes will be incorporated before the second reading. Staff was asked to make revisions to our code to ensure it provides us with sufficient tools to deal with urban fire danger. The revised ordinance creates a designated fire season to more easily inform city residents of when the fire restrictions automatically go into place, the code will allow the fire marshal to specifically identify fire hazards outside the fire season and notify owners of the same, the revisions clarify and streamline the notification and violation process. Owners of lots larger than one acre are subject to additional abatement requirements, as well as fire breaks for properties abutting subdivisions.

The changes to the ordinance are intended to apply to property that is not maintained, the new wording adds standards for larger lots that were not distinguished before. Instead of two hearings in front of the Council there will only be one. The City Manager has the ability to make adjustments for hardship cases.

There was discussion regarding which properties in town would be subject to the new rules. Mr. Clayton stated that he would send a map to the Council members the next day with the properties highlighted. Back yards are on a complaint basis. Staff members are always on the lookout for potential issues so they can get taken care of before a problem exists.

These new rules may not have prevented the Penninger Fire but it could prevent future issues. The City and the Greenway need to do their part in keeping property maintained. The Police Department does sweeps regularly to discourage camping along the greenway.

**Mike Parsons moved to second reading An Ordinance Amending in Part and Repealing In Part the Central Point Municipal Code Sections 8.08.010 Through 8.08.040 Regarding Weed Abatement.**

<b>RESULT:</b>	<b>1ST READING [UNANIMOUS]</b>
	<b>Next: 2/14/2019 7:00 PM</b>
<b>MOVER:</b>	Michael Parsons, At Large
<b>SECONDER:</b>	Rob Hernandez, At Large
<b>AYES:</b>	Williams, Olsen, Johnson, Hernandez, Parsons
<b>EXCUSED:</b>	Brandon Thueson, Tanea Browning

**C Resolution No. \_\_\_\_\_, Authorizing Cooperative Agreement Water Rights IGA**

City Manager Chris Clayton explained that over the past several months the "other cities" water workgroup has been developing a cooperative agreement regarding water right strategy for our area. The participating agencies are in agreement on the need to develop a strategy for regional water rights.

The benefit of developing a regional water right strategy is to maximize the currently owned water rights for each jurisdiction and collectively acquire future water rights based on the needs of the region versus the individual needs of each jurisdiction. Accomplishing these objectives will minimize the ultimate cost to regional ratepayers, and ensure that necessary, regional, water rights are secured for the foreseeable future.

The proposed IGA commits all participating agencies to working with a water rights consultant (GSI) to develop a regional strategy. It does not commit any of the agencies to the implementation of the recommendations. An additional process with each jurisdiction will provide options for implementation.

Mayor Williams explained that in the past the Medford Water Commission had required cities to purchase water rights without an actual plan for implementing the use of the rights. There are several cities that have rights that they would never need to use. He is in support of this IGA and ensuring that the entire region is taken care of, not just specific cities.

**Rob Hernandez moved to approve Resolution 1565 Authorizing the City Manager to Execute a Cooperative Agreement for Developing a Water Right Strategy for Success to Water Among Medford Water Commission, and the Cities of Ashland, Central Point, Eagle Point, Jacksonville, Phoenix and Talent.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rob Hernandez, At Large
<b>SECONDER:</b>	Kelley Johnson, Ward II
<b>AYES:</b>	Williams, Olsen, Johnson, Hernandez, Parsons
<b>EXCUSED:</b>	Brandon Thueson, Tanea Browning

## **X. BUSINESS**

### **A Illicit Discharge Ordinance Changes**

Parks and Public Works Director Matt Samitore explained that the city will be applying for its own MS4 Phase II Permit through DEQ removing that responsibility from RVSS and the city will be responsible for implementing and enforcement of the Storm Drain program. The city is expected to take over the Permit program in March and the new permit has very prescriptive requirements about ordinance and regulatory mechanisms and how they need to be in place by a particular time. Our code does not currently meet the criteria required by DEQ.

Staff will be bringing a revised Ordinance to the Council for approval. The new permit is very specific in the way it was written so that there isn't much leeway in deviating from the program. This ordinance is very comprehensive and follows the Illicit Discharge and Detection and Elimination guidelines needed to enforce the program.

The new ordinance will not have any more restrictions for current businesses or home owners. Most of the changes will be for new construction. We will be working with the public to get word out to help enforce clean streams and alerting home owners what should not be going in the storm drains.

**RESULT: FOR DISCUSSION ONLY**

### **B Water Rate Adjustment 2019**

Mr. Samitore explained that the Medford Water Commission (MWC) recently completed an annual rate review and determined that the "other cities" water rate category should be increased by 8% beginning March 1, 2019. This adjustment equates to an additional \$57,000 in estimated cost for the purchase of bulk water for 2019.

The City's long-term rate plan indicates we would not need to increase rates this year. However, if we continue to absorb the MWC increases we will need to do a large increase to our customers next year. In the past the Council has favored small increases annually when needed rather than large ones every few years. Staff recommends a 3% overall rate increase for the 2019-2020 budget year.

Staff has developed three options for the council:

- 1) Increase the base rate by 3% with would be an additional \$0.75 per month
- 2) Increase the Tier Rates by 3%
- 3) 50\50 split between the base rate and tier rates

The Finance Director likes to see the increase on the base rate because it takes away the seasonal variation for budgetary reasons, people on a fixed income usually favor increase on the base rate so that they know what their bill will be each month. However, if we increase the tiers people tend to conserve water.

The majority of the Council members favored Option 3. Staff will prepare a Resolution adjusting rates according option 3. There was discussion regarding the availability of reduced rates for hardship cases. There is information on our website.

and we have posted these options in the Newsletter

**RESULT: FOR DISCUSSION ONLY**

## **XI. MAYOR'S REPORT**

Mayor Williams reported that he attended

- the Study Session
- a Medford Water Commission meeting
- the Fair Board meeting There are changes this year regarding the Rodeo, the sponsor dinner will be on Thursday night prior to the Rodeo, Saturday will be special recognition of a disabled veteran There are also changes coming to the Red White and Boom and who will be in charge of the event moving forward

## **XII. CITY MANAGER'S REPORT**

City Manager Chris Clayton reported that

- He received a draft of the survey results Over 1000 people have completed the survey, and we are still in the process of doing phone surveys
- Council member Rob Hernandez, Public Works Director Matt Samitore and him met with School District 6 Superintendent where they talked about the school bond, and Community Center
- Pear Valley Assisted Living has received their approval by the State of Oregon and should be moving in residents very soon
- Next Wednesday morning is the Employee Awards Breakfast Council members are invited to attend
- The Central Point Chamber Greeters will be in the City Hall Chambers on February 19<sup>th</sup> at 8 30 All the Council Members are invited to attend
- There was an interesting PERS article in the Oregonian last week He will send a link to the article in his Friday report
- We will send notice to the County that we are no longer interested in the airport property for our Public Works corporation yard
- There are still two vacancies on the Citizens Advisory Committee He would like to recommend Carrie Reed who was an applicant for the vacant Council Position in 2018 Mrs Reed has interviewed with the City Manager, Mayor, and Community Development Director She is very interested in serving her community He would like a motion tonight to appoint Carrie Reed to the CAC

**Mike Parsons moved to Appoint Carrie Reed to the Citizens Advisory Committee.**

A **Motion to** Motion

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael Parsons, At Large
<b>SECONDER:</b>	Kelley Johnson, Ward II
<b>AYES:</b>	Williams, Olsen, Johnson, Hernandez, Parsons
<b>EXCUSED:</b>	Brandon Thueson, Tanea Brownig

### XIII. COUNCIL REPORTS

Council Member Kelley Johnson reported that she attended the Study Session and will be attending the Airport Advisory Committee next week

Council Member Rob Hernandez reported that he attended the meeting with Mr Clayton and Mr Samitore at the School District. It was good to talk with the School District about their proposed Bond and the possibility of sharing rooms and the use of gyms for Parks and Rec Classes

Council Member Mike Parsons reported that he attended the Jackson County Chamber Luncheon, the CAC meeting and the Parks Foundation meeting

### XIV. DEPARTMENT REPORTS

Police Chief Kris Alison played the Police Department YouTube Traffic Safety First Video for the Council. They post a new one on Social Media every month

Parks and Public Works Director Matt Samitore reported that

- He spoke with a representative from TY LN about the Twin Creeks Rail Crossing. Staff is trying to provide options in order to get the project done
- He had a meeting with the School District, the Housing Authority, and Fire District about Fire District project for a new station on Scenic. Some concerns have come up on their project in regards to SDC improvements

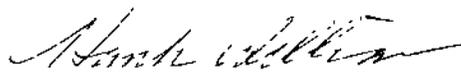
### XV. EXECUTIVE SESSION

### XVI. ADJOURNMENT

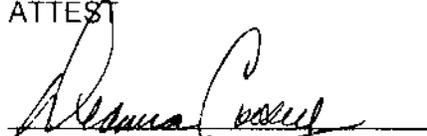
**Neil Olsen moved to Adjourn, Kelley Johnson seconded.** All said aye and the meeting was adjourned at 8:42 p.m.

The foregoing minutes of the January 24, 2019, Council meeting were approved by the City Council at its meeting of February 14, 2019

Dated 2/14/19

  
Mayor Hank Williams

ATTEST

  
City Recorder